

Manpower Corporate Headquarters

PUB-RR-817

January, 2009

Manpower Corporate Headquarters

229 W. Cherry St.
Milwaukee, WI
Milwaukee County

5 Acres

**Location: Downtown Milwaukee, along
the Milwaukee Riverwalk**

**A long-time underdeveloped property
along the Milwaukee River is
transformed to a first-class business
park headquartering a Fortune 500
company.**

History

This brownfield site consisted of five parcels and had been vacant for many years, with portions used for parking since 1963. Like most contaminated properties, site history included an assortment of industrial and commercial uses, including grain storage for local brewers, a rail yard, a former city fireboat house and a power plant with coal and petroleum storage.

Investigation and Cleanup

Above ground storage tanks containing fuel oil that may have leaked were located on two of the five property parcels. The investigation also uncovered fill containing foundry sand and slag. Analysis of on-site pollution turned up levels of

petroleum, polycyclic aromatic hydrocarbons (PAHs) and metals above state standards.

Cleanup consisted of removal of all storage tanks, and contaminated soil was also removed from a contaminated "hot spot" on part of property. In another section, construction of the new building, parking lot and green spaces were accepted as sufficed barriers to any residually contaminated soil.



The former Milwaukee Brewery Works site during remediation (DNR photo). The brownfield consisted of five parcels and contamination included petroleum, foundry sand, slag and metals.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
<http://dnr.wi.gov/org/aw/rr>



Redevelopment

The property makes up a section of the Schlitz Park development in downtown Milwaukee. The prime spot along the Milwaukee River helped convince RiverBend Place LLC to purchase the site and use it for the construction of a \$98 million office complex. The main tenant of the property is Manpower Inc. Manpower has used the majority of the complex for its new global corporate headquarters. Manpower's relocation brought the addition of 900 employees to the downtown area, with the expectation of further growth.

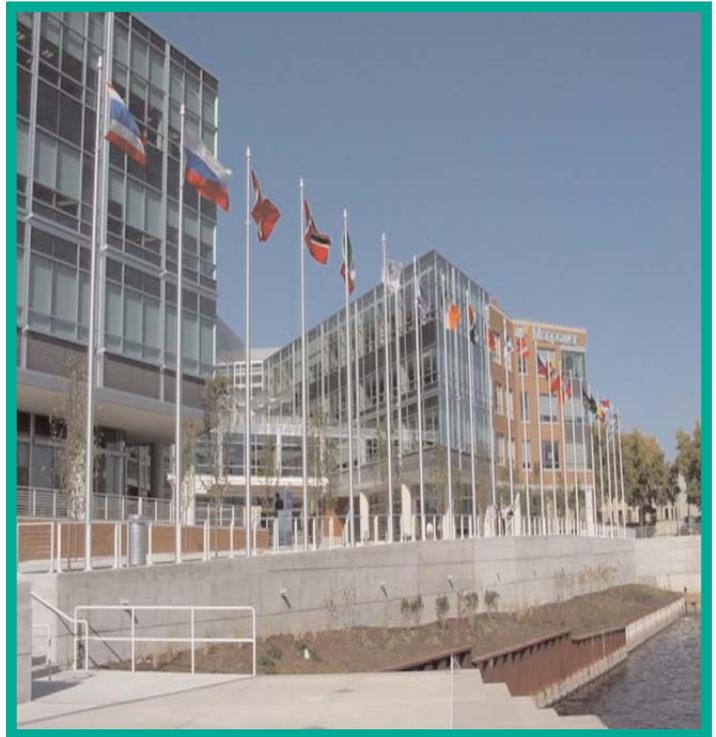
In addition to office buildings, the property was used to extend the city's riverwalk. This enhanced both the length of the popular boardwalk and the aesthetics of the property's riverfront access.

In 2008, Manpower won the State Farm Insurance Building Blocks Award at the Milwaukee Awards for Neighborhood Development Innovations ceremony. The headquarters was honored in the category recognizing outstanding real estate development. The project was also honored with the 2008 Urban Impact Award from the Wisconsin Commercial Real Estate Women (WCREW).

Financial, Liability, Technical Assistance

Cleanup of the brownfield was completed with the assistance of a \$300,000 brownfields grant from the Department of Commerce and a \$25.3 million tax incremental financing district that paid for a portion of the property redevelopment, including construction of the parking ramp, riverwalk extension, access road and some of the building.

The DNR's Remediation and Redevelopment (RR) Program also granted an exemption to the developers for building on an abandoned landfill.



The new Manpower Corporate Headquarters (DNR photo). The redevelopment won a Wisconsin State Farm Insurance Building Blocks Award and the 2008 Urban Impact Award from the 2008 Wisconsin Commercial Real Estate Women (WCREW).

Prior to the redevelopment, the city had assessed the property at approximately \$1 million. Post-redevelopment assessment is now set at roughly \$42 million.

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